

**MARKED AGENDA
ZONING REVIEW BOARD
SEPTEMBER 8, 2014
6:00 P.M., CITY HALL, COMMITTEE ROOM 2, SECOND FLOOR**

1. **U-14-17** - An Ordinance granting a Special Use Permit for the Transfer of Excess Development density from property located at **979 CRESCENT AVENUE, 90 PEACHTREE PLACE AND 990 PEACHTREE STREET** (*sending parcels*) to property located at **169, 171, 175, 179, 181, 185, 191 AND 195 11TH STREET AND 180 10TH STREET** (*receiving parcels*); and for other purposes.
OWNERS: PIEDMONT AND ELEVENTH, LLC/182 TENTH, LLC.
APPLICANT: PIEDMONT REALTY PARTNERS, LLC.
NPU E COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
2. **Z-14-48**- AN ORDINANCE TO AMEND SECTION 16-18A.019 BRIDGES AND TUNNELS OF THE SPECIAL PUBLIC INTEREST DOWNTOWN DISTRICT (SPI-1) OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, SO AS TO MODIFY AND REVISE CERTAIN PROVISIONS OF SAID SECTION; AND FOR OTHER PURPOSES
STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
3. **U-14-19**- An Ordinance granting a Special Use Permit pursuant to Section 16-18A.006 (4) for a Bus Terminal, property located at **211 PEACHTREE STREET, S.W.**, fronting approximately 50 feet on the west side of Peachtree Street and adjacent to the rear of the MARTA Garnett station. Depth: 133 feet. Area: 0.152 acres. Land Lot 77, 14th District Fulton County, Georgia
OWNER: GEORGIA UNDERWRITERS GROUP, INC.
APPLICANT: SHUZHEN SHENG
NPU M COUNCIL DISTRICT 4
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2014
4. **Z-14-35**- An Ordinance to rezone from the PDMU (Planned Development-Mixed Use) District to the PDMU (Planned Development Mixed Use) District for a change of conditions, property located at **659 AUBURN AVENUE, N.E.**, fronting approximately 572 feet on the south side of Auburn Avenue, N.E. and at the intersection of Auburn and Airline Street. Depth: varies. Area: approximately 8.93 acres. Land Lot 19, 14th District Fulton County, Georgia.
OWNER: STUDIOPLEX, LLC (DILLON BAYNES, MANAGER)
APPLICANT: TUNNELL-SPANGLER-WALSH AND ASSOCIATES (CALEB RACICOT)
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

5. **Z-14-39-** An Ordinance to rezone from the PDMU (Planned Development-Mixed Use) District to the PDMU (Planned Development Mixed Use) District for a change of conditions, property located at **789 CHEROKEE AVENUE, S.E.**, fronting approximately 357 feet on the north side of Cherokee Avenue, approximately 200 feet on the east side of Grant Park Place and approximately 79 feet on the west side of Augusta Avenue. Depth: varies. Area: approximately 1.384 acres. Land Lot 143, 14th District Fulton County, Georgia.
OWNER: GRANT PARK PLACE, LLC.
APPLICANT: JASON NAYLOR
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-NOVEMBER 2014
ZRB RECOMMENDATION: 60-DAY DEFERRAL-NOVEMBER 2014

DEFERRED CASES

6. **Z-14-02-** An Ordinance to rezone from the SPI-16-SA2/JSTA and SA2(Special Public Interest /Juniper Station Transition Area) to the SPI-16, SA2/JSTA and SPI-17 Subarea 2 (Special Public Interest /Juniper Station Transition Area) for property located at 169 (aka 171), **175, 179, 181, 185, 191, 195, 199 ELEVENTH STREET, N.E. AND 1026 AND 1030 PIEDMONT AVENUE, N.E. AND 1020 PIEDMONT AVENUE, N.E., AND 180 TENTH STREET, N.E.** fronting approximately 142 feet on the north side of Tenth Street beginning approximately 168 feet from the northeast corner of Piedmont Avenue. Depth: varies. Area: approximately 2.6 acres. Land Lot 106, 17th District, Fulton County, Georgia
OWNER: PIEDMONT AND ELEVENTH, LLC, TEN TWENTY PIEDMONT, LLC
AND ONE EIGHTY TWO TENTH, LLC
APPLICANT: ATLANTA REALTY DEVELOPMENT, LLC
NPU E COUNCIL DISTRICT 6
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL
ZRB RECOMMENDATION: APPROVAL
7. **Z-14-07-** An Ordinance to amend the code of ordinances of the City of Atlanta by creating a new article in Chapter 46 “Civic and Cultural Affairs” which is to be known as “**WORKS OF ART ON PRIVATE PROPERTY;**” amending Section 16-28.025 of the 1982 Zoning Ordinance to reserve said section for future use; and for other purposes.
STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
8. **U-14-14-** An Ordinance by Zoning Committee granting a Special Use Permit for Church pursuant to Section 16-05.005 (1) (c) for property located at **551 HARWELL ROAD, S.W.**, fronting approximately 1,318 feet on the east side of Harwell Road near the intersection of Harwell Road and Collier Road. Depth varies. Area: approximately 37.0 acres. Land Lot 239, 14th District, Fulton County, Georgia
OWNER: FRANCIS P. MCKENNA
APPLICANT: SHONA L. GRIFFIN
NPU I COUNCIL DISTRICT 10
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

9. **U-14-15**-An Ordinance by Zoning Committee granting a Special Use Permit for a Personal Care Home (group home) pursuant to Section 16-06A.005 (1) (g) for property located at **1165 ARLINGTON AVENUE, S.W.** fronting approximately 66 feet on the northeasterly side of Arlington Avenue and approximately 25 feet west of the Selwin Avenue. Depth varies. Area: approximately 0.360 acre. Land Lot 119, 14th District, Fulton County, Georgia.
OWNER: GEORGIA A DOE
APPLICANT: PASCHAL U. IKE
NPU S COUNCIL DISTRICT 4
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-NOVEMBER 2014
ZRB RECOMMENDATION: 60-DAY DEFERRAL-NOVEMBER 2014
10. **Z-14-21**-An Ordinance to rezone from the R-5 (Two-Family Residential) district to the C-1 (Community Business) District for property located at **380 14TH STREET, N.W., AND 1131 MECASLIN STREET, N.W.**, fronting approximately 162 feet on the east side of Mescaline Street, approximately 172 feet on the south side of 14th Street and located at the southeasterly intersection of Mescaline and 14th Street. Depth: varies Area: approximately 0.925 acre. Land Lot 149. 14th District, Fulton County, Georgia.
OWNER: 380 PROPERTIES, LLC
APPLICANT: ROBERT PINDER
NPU E COUNCIL DISTRICT 3
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
11. **U-14-06**- An Ordinance granting a Special Use Permit for a Hotel pursuant to Section 16.12. 005 (1) (g) for property located at **380 14TH STREET, N.E.**, fronting approximately 182 feet on the south side of 14th Street and approximately 149 feet on the east side of Mescaline Street and also located at the southwesterly intersection of 14th Street and Mescaline Street. Depth: approximately 149 feet. Area: approximately 0.64acres. Land Lot 149, 17th District, Fulton County, Georgia.
OWNER: 380 PROPERTIES LLC/RASHID NOMAN
APPLICANT: ROB PONDER
NPU E COUNCIL DISTRICT 3
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

12. **Z-14-23-** A Substitute Ordinance by Zoning Committee to rezone from the R-4A (Single Family Residential) District to the MRC-2 (Mixed Residential Commercial) District, property located at **1760 MEMORIAL DRIVE, S.E.**, fronting approximately 201 feet on the north side of Memorial Drive, fronting approximately 164 feet on the south side of Memorial Drive and located approximately 165 feet east of the intersection of Memorial Drive and Clay Street. Depth: approximately 150 feet. Area: approximately 0.829 acre. Land Lot 206C, 15th District, DeKalb County, Georgia.
OWNER: SABRIN AND SYL ENTERPRISES INC./SYLVIA HILL MIDDLEBROOKS
APPLICANT: STEPHEN D. MANSFIELD
NPU O COUNCIL DISTRICT 5
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION: 60-DAY DEFERRAL-NOVEMBER 2014
13. **Z-14-25-** An Ordinance by Zoning Committee to rezone from the R-4A (Single Family Residential) District to the RG-2 (Residential General-Sector 2) District for property located at **1767 AND 1777 MARIETTA ROAD, N.W.**, fronting approximately 263 feet on the north side of Marietta Road at the northeastern corner of Marietta and Alma. Depth: approximately varies. Area: approximately 2.23 acres. Land Lots 222 and 223 17th District, Fulton County, Georgia.
OWNER: ANITA C. SERRATO AND KYLE E. JONES
APPLICANT: CHURCHILL PARTNERS, LLC
NPU D COUNCIL DISTRICT 9
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-NOVEMBER 2014
ZRB RECOMMENDATION: 60-DAY DEFERRAL-NOVEMBER 2014
14. **Z-14-27-** An Ordinance by Zoning Committee to rezone from the NC-6 (Neighborhood Commercial-Cascade) District to the R-4 (Single Family Residential) District, property located at **2308 BOULEVARD GRANADA, S.W.**, fronting approximately 50 feet on the west side of Boulevard Granada and approximately 262 feet south of the intersection of Boulevard Granada and Cascade Road. Depth: 300 feet. Area: approximately 0.344 acre. Land Lot 184, 14th District Fulton County, Georgia.
NPU R and I COUNCIL DISTRICT 11
NPU R RECOMMENDATION: DEFERRAL
NPU I RECOMMENDATION: NO RECOMMENDATION PROVIDED
STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
15. **Z-14-34-** An ordinance to rezone from the C-4 (Central Area Commercial Residential) to the RG-4 (Residential- General) district property located at **410 FELTON DRIVE, N.E.**; and for other purposes
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2014
ZRB RECOMMENDATION: 30-DAY DEFERRAL-OCTOBER 2014

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16. **Z-13-46**-AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS TO AMEND THE SIGN ORDINANCE OF THE CITY OF ATLANTA, CHAPTER 28A OF THE ATLANTA ZONING ORDINANCE, AS AMENDED, TO DEFINE THE TERM "WINDOW SIGN", TO REQUIRE WINDOW SIGNS TO OBTAIN SIGN PERMITS IF VISIBLE FROM THE PUBLIC RIGHTS OF WAY, TO REGULATE THE TIME, PLACE AND MANNER IN WHICH WINDOW SIGNS SHALL BE PERMITTED; AND FOR OTHER PURPOSES.

STAFF RECOMMENDATION: FILE

ZRB RECOMMENDATION: FILE

END OF AGENDA